

MINUTES OF THE JOINT SPECIAL MEETING OF MADERA CITY COUNCIL, REGULAR MEETING OF THE MADERA CITY COUNCIL AS THE SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, AND SPECIAL MEETING OF THE MADERA CITY COUNCIL AS THE SUCCESSOR HOUSING AGENCY, CITY OF MADERA, CALIFORNIA

August 9, 2017
6:00 p.m.

City Hall
Council Chambers

1. CALL TO ORDER

Mayor Andrew Medellin opened the Regular Meeting of the City Council and the Special Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:00 p.m. and called for the roll call.

ROLL CALL

Present: Mayor Andrew J. Medellin
Mayor Pro-Tem Cecelia K. Foley Gallegos
Council Member Derek O. Robinson Sr.
Council Member William Oliver
Council Member Charles F. Rigby
Council Member Donald E. Holley
Council Member Jose Rodriguez

Successor Agency staff members present: Executive Director Jim Taubert, City Attorney Brent Richardson and Recording Secretary Claudia Mendoza

City of Madera staff members present: City Administrator David Tooley, Neighborhood Outreach Coordinator Saleh Alhomedi, Neighborhood Outreach Assistant Christina Herrera and Neighborhood Outreach Consultant Maria Munoz.

INVOCATION

Pastor Roger Leach, Valley West Christian Center

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Andrew Medellin.

PUBLIC COMMENT – REGULAR SESSION

The first fifteen minutes of the meeting are reserved for members of the public to address the Council/Agency on items which are within the subject matter jurisdiction of the Council/Agency. Speakers shall be limited to three minutes. Speakers will be asked to identify themselves and state the subject of their comment. If the subject is an item on the Agenda, the Mayor has the option of asking the speaker to hold the comment until that item is called. Comments on items listed as a Public Hearing on the Agenda should be held until the hearing is opened. The Council/Agency are prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the Council/Agency does not respond to public comment at this time.

No comments were offered and Mayor Medellin closed the Public Comment portion of the meeting.

PRESENTATIONS

No Presentations were given.

INTRODUCTIONS

There are no items for this section.

2. WORKSHOP

There are no items for this section.

Announcement by Secretary:

Per Government Code Section 54957.5, members of the public are advised, that less than 72 hours prior to this evening's meeting, Item 6C was provided to the City Council and staff. If you wish to obtain a copy of this item, it is located on the podium.

Mayor Medellin called for the items as listed on the Consent Calendar.

3. CONSENT CALENDAR

- 3A.** Minutes of the Joint Meeting of the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – **May 10, 2017 (City/Successor Agency/Successor Housing Agency)**
- 3B.** Minutes of the Joint Meeting of the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency – June 14, 2017 **(City/Successor Agency/Successor Housing Agency)**
- 3C.** Listing of Warrants Issued from June 1, 2017 to July 31, 2017 **(Successor Agency)**
- 3D.** Monthly Financial Reports – Successor Agency **(Successor Agency)**
- 3E.** Monthly Financial Reports – Code Enforcement **(City)**
- 3F.** Activity Report – Code Enforcement Division **(City)**
- 3G.** Code Enforcement Funds Collection Report for Period Ending July 31, 2017 **(City)**
- 3H.** Update on Neighborhood Outreach Activities **(City)**
- 3I.** Consideration of a Resolution Confirming Support for the Extension of Pacific Gas and Electric Company's Enhanced Economic Development Rate **(City)**

Mayor Medellin asked members of the Council if there were any items on the Consent Calendar they wished to have pulled for further discussion. There were none.

On motion by Council Member Rigby seconded by Council Member Robinson on the Consent Calendar was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriguez and Holley; Noes: None; Abstain: None resulting in the unanimous approval of the Minutes of the Joint Meeting of the Special Meeting of the Madera City Council, Regular Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the

Successor Housing Agency for May 10, 2017 and Minutes of the Joint Meeting of the Regular Meeting of the Madera City Council, Special Meeting of the City Council as the Successor Agency to the former Madera Redevelopment Agency and Special Meeting of the Successor Housing Agency for June 14, 2017.

4. PROJECTS AND REPORTS

4A. Report on National Night Out (Successor Agency)

Neighborhood Outreach Coordinator Saleh Alhomedi provided the Council a presentation of the events that took place at National Night Out on August 1, 2017. He reported that this is a special night for us because there was a lot of activities and it was a great time for law enforcement to mingle with the community. He recognized the agencies and leaders that participated in the planning of the event. He also reported that this was the first year that a neighborhood watch leader from each district was involved in the planning stages. This was the largest committee since our launching of National Night Out. Every year we have more community organizations wanting to get involved.

Mr. Alhomedi stated that the evening's event started with the kickoff where we all come together and warmed up for the evening's event. It was amazing. Madera High School Band performed. Madera South couldn't be there but stated they were looking forward to next year's event. He also thanked Alesia from Desmond who sang the National Anthem, she was amazing. We also had a Children Against Crime Poster and Essay Contest. This year we had 35 participants in the art contest and essay contest. Bikes and helmets were donated from Madera California Highway Patrol, City of Madera Public Works and GBS (General Builder's Supply). Kindles were donated from Madera County Administration Association and Madera Probation Peace Officers Association. We are grateful to them for their donations.

Mr. Alhomedi reported that there was 50 neighborhood parties. It was estimated that 2,150 Maderans participated in the night's events. Neighborhood Outreach Consultant Maria Munoz and Neighborhood Outreach Assistant Christina Herrera provided images and details of each district's events and gatherings. Some of the night's activities included were potlucks, hotdogs, hamburgers, bull riding, lotería, movies, games, book and backpack giveaways.

Mr. Alhomedi stated that there was a large social media presence promoting the event. Community members, City agencies, Madera Unified School District and law enforcement were sharing it on their facebook. He believes we had 2,150 citizens participate because of our public awareness. A lot of work was put into the promotion of this year's event.

Mr. Alhomedi thanked all law enforcement agencies, Cal Fire, Pistoiresi Ambulance, Mr. Tooley and Mr. Carrello, Madera Unified School District, but most importantly the citizens.

Council Member Holley stated that Madera Unified School District was awesome especially because a lot people had questions and this worked out well because it was right before school. Mr. Alhomedi responded Madera Superintendent Lyle and the trustees were excited to participate and stated they are looking forward to next year and we are looking forward to that partnership.

Council Member Rigby thanked Neighborhood Outreach team for all of their hard work that was put in and Mr. Taubert for allowing your team to take another giant leap to go the extra mile and giving them the opportunity to dream. It takes a team but you guys are definitely are a big part of that team. He values you so much and appreciates all the hard work.

Mayor Medellin stated that there is still a buzz going around after National Night Out. We are setting the standard and raising the bar. People are actually copying what we are doing. A lot of kudos and thank yous to all of the partners. It was a collaborative moment amongst so many partners and people. This is what makes us special. Eight (8) churches participated this year. That type of community involvement is outstanding. Last year we got third place and this year we are striving for better, but as far as he is concerned we get first place every year. It was 105-108 degrees but we still got the people out there.

5. AGREEMENTS

- 5A.** Consideration of a Resolution Approving Agreement with Giersch & Associates, Inc. Civil Engineers for Engineering and Design Services Related to the Development of the East Yosemite Lot Project (**Successor Agency**)

Executive Director Taubert reported we have been trying to install a traffic signal at Yosemite and Elm Street since 2006 and he was informed that it is now out to bid. We own all of the property on the north side of Yosemite Avenue, and we are on a fishing expedition here. The ideal situation would be to define what needs to be done and get it designed and maybe get a change order with the firm that will be installing the traffic signal. Giersch will come in and find out what the improvements are. If it turns out that \$600,000 of improvements are needed to sell a property worth \$40,000, we will bring this back to you. The first step is to get the improvements designed.

Mayor Medellin asked if there are some PG&E underground requirements in the area? Mr. Taubert responded yes. We at one time attempted to purchase from the corner of Tozer up to Yosemite Christian Center but we just ran out of time.

Mayor Medellin called for any other questions or comments, there were none.

Mayor Medellin called for a motion to adopt the Successor Agency resolution

SA 17-03 A RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING AN AGREEMENT WITH GIERSCH & ASSOCIATES, INC. FOR DESIGN, BIDDING AND CONSTRUCTION MANAGEMENT SERVICES FOR THE EAST YOSEMITE LOT PROJECT IN MADERA, CALIFORNIA AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE AGENCY

*On motion by Council Member Rigby, seconded by Council Member Holley, **Resolution Number SA 17-03** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriquez and Holley; Noes: None; Abstain: None; Absent: None.*

6. HOUSING

- 6A.** Consideration of a Resolution Approving Agreement with Bedrock Engineering for Land Surveying Services Related to the Development of the Malone Street Residential Project (**Successor Housing Agency**)

Business Manager Wilson reported we purchased four (4) lots on Malone with dilapidated structures on them. They have all been demolished. The tentative map has been approved by the Planning Department. Bedrock Engineering has submitted a proposal to prepare the final map and all of

the steps required to get the final map approved. The agreement will be paid for out of pre-2011 bond funds and has been in the ROPS and Successor Housing Agency Budget.

Council Member Rigby asked if we knew who owns the property that is adjacent to the Malone properties, and if he knows of the property owners plans with the property. There is a mailbox and a homeless person on it. Mr. Taubert stated that he knows who owns the property and we have gone after it in the past, but we haven't done anything with it since the Hutchinson property was demolished. But there is something we can probably do. Council Member Rigby stated that maybe once we start moving dirt around there he might get itchy and maybe have a sit-down. He definitely would like to be involved with that. He also would like to make sure we are pursuing a possible extension of what we are already doing, the neighborhood would greatly appreciate that. Mr. Taubert stated that we will find out and take a run this week.

Mayor Medellin stated that he knows that the entire neighborhood is thankful for what we have done so far.

Mayor Medellin called for any other questions or comments, there were none.

Mayor Medellin called for a motion to adopt the Successor Housing Agency resolution

SHA 17-11 A RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING AN AGREEMENT WITH BEDROCK ENGINEERING FOR LAND SURVEYING SERVICES FOR THE MALONE STREET RESIDENTIAL PROJECT IN MADERA, CALIFORNIA AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE AGENCY

*On motion by Council Member Rigby, seconded by Council Member Foley Gallegos, **Resolution Number SHA 17-11** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriquez and Holley; Noes: None; Abstain: None; Absent: None.*

6B. Update on Housing Activities (Successor Housing Agency)

Executive Director Taubert reported we have a couple of projects that we have been working on for some time that are close to fruition. Seventeen (17) infill lots have been sold and new homes have been constructed. Four (4) lots on Stinson are 90% complete. Typically the way our program runs is we sell the lots for \$10,000, which is considered fair market value based on the conditions we place on the property. More recently, in our infill lots and our Sugarpine Subdivision we have had a difficult time obtaining the affordability covenants. The reason is that the buyers are meeting the income requirements, but they are unable to meet the requirement that they can spend no more than 30% of their housing income. We have not been able to meet that so we have gone to getting ownership covenants. We wanted to make sure that the homes are owner occupied and not purchased by investors.

Mr. Taubert stated that on the Riverside and Riverwalk Subdivisions we have acknowledged that we are probably not going to get affordability covenants but we are still going to push for ownership covenants. The lots are highly irregular. We contracted with Ubaldo Garcia to design five (5) different plans that could be constructed on the lots. Some of the amenities include granite counter tops and stainless steel appliances. This may seem at a cross purpose of trying to get affordable houses but once the home prices exceeded \$150,000 we have been unable to get

the covenants because of the 30% requirement. These homes are going to be in the high \$100,000's. We are admitting that we might not be able to get affordability covenants. We are going for the gold and try to build 36 homes that are going to significantly increase the standards. This is something that we should have been doing for twenty (20) years but we are going to go out with a bang. When you drive through these neighborhoods you will be pleasantly surprised at what these homes are going to look like. We have nine (9) lots immediately available but we are a little nervous with building nine homes at a time at this price range. Last week we had a builder's meeting and thirteen (13) builders participated. We have given them until this Friday to submit their application packet. Next week we will have a drawing for the first four (4) lots.

Mr. Taubert stated that he wanted to give some background because we are deviating not just a little bit with the standards that we will be requiring, but we will be deviating a lot.

Council Member Rodriguez asked what does the 30% ratio consist of? Mr. Wilson responded that the buyer cannot spend more than 30% if their annual income on housing costs which includes principal, interest, insurance, utilities and maintenance.

Council Member Rodriguez asked if we dictate the covenants. Mr. Taubert responded that the covenants have been a requirement of Redevelopment Law which stated that we had to dedicate our housing money to create low income housing. A way to do that was an affordability covenant. That covenant runs for a period of 30-40 years. It has not been required, but the last 25 years a 100% of the single family homes that we had constructed was affordable housing. In hindsight, he believes he made a mistake doing that. He should have been doing 60% / 40% mix.

Mayor Medellin stated that he agreed with Mr. Taubert and when we start to section off certain parts of town with certain types of housing developments it goes against the principals of proper land use and your general plan. Raising the standard of what we are building now is what we are about. He can appreciate having these better amenities and working with these first time homebuyers. He knows that the Madera Realtors Association recently gave out five (5) \$5,000 grants to new teachers for down payment assistance and they continue to help buyers. Hopefully it will not be too long before we get those lots sold and some houses built and do what we aim to do with our community.

Mayor Medellin called for any other questions or comments, there were none.

6C. Consideration of a Resolution Approving an Agreement between Pacific Gas & Electric, and the Successor Housing Agency to the former Madera Redevelopment Agency Related to the Installation of Gas, Electric, Phone, and CATV Facilities for the Riverside Villas Subdivision Project (Successor Housing Agency)

Business Manager Wilson reported that when we acquired the lots at the Riverside Villas Subdivision it needed some storm drain work. To complete that work, the ponding basin was filled in and several parcel lines were moved. This agreement was necessary to relocate the joint trench. Which is the PG&E gas and electric, cable television and telephone lines. We have received a proposal contract from PG&E for the amount of \$99,621.49. This will be paid for out of pre-2011 bond funds and has been in the ROPS and Successor Housing Agency Budget.

Mayor Medellin called for any questions or comments, there were none.

Mayor Medellin called for a motion to adopt the Successor Housing Agency resolution

SHA 17-12 A RESOLUTION OF THE CITY OF MADERA AS SUCCESSOR HOUSING AGENCY TO THE FORMER MADERA REDEVELOPMENT AGENCY, MADERA, CALIFORNIA, APPROVING AN AGREEMENT WITH PACIFIC GAS & ELECTRIC FOR SERVICES RELATED TO THE INSTALLATION OF GAS, ELECTRIC, PHONE, AND CATV FACILITIES FOR THE RIVERSIDE VILLAS SUBDIVISION PROJECT IN MADERA, CALIFORNIA AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT ON BEHALF OF THE AGENCY

*On motion by Council Member Rigby, seconded by Council Member Holley, **Resolution Number SHA 17-12** was approved unanimously as presented by the following 7/0 vote: Ayes: Council Members Medellin, Foley Gallegos, Robinson, Rigby, Oliver, Rodriquez and Holley; Noes: None; Abstain: None; Absent: None.*

7. AGENCY MEMBER REPORTS

Council Member Robinson reported that he visited the Chowchilla Men's Prison and discussed Prop 47. The warden stated that half of the inmate population may be released. They have classes and programs in place so that they can knockout a lot of time.

Council Member Robinson also reported that he will make a formal announcement for the District 12 State Senate race on August 24th.

Mayor Pro Tem Foley Gallegos reported that she attended Madera Community Hospital's Labor and Delivery Excellence Award Ceremony.

Council Member Rigby wanted Mr. Taubert to extend his gratitude to Viola Rodriguez and the Code Enforcement team. He has been working closely with Code Enforcement and we have been focused on the corridor of 4th Street to Lake Street and D Street to A Street. We are slowly starting to see that old neighborhood revitalize. He wants to make sure his appreciation is extended to Code Enforcement. He is looking forward to seeing some major leaps in revitalization, especially with Riverwalk going on not too far from there.

Council Member Holley reported that Virginia Rose Elementary School will be opening on Monday. You should take a tour of the school if you have not done so already. The school is state of the art.

Council Member Holley also reported that he had spent time with over 200 soccer kids from the Big Brothers and Big Sisters Program. It was awesome. The kids from Madera South High School's soccer team also came out and contributed. It was a good turnout.

Council Member Holley reported Second Missionary Baptist Church will be having their service in the park on August 20th

Council Member Rodriguez thanked Mr. Taubert's staff for National Night Out and everyone that participated. He also thanked Mr. Alhomedí and Lou Donaldson.

Council Member Rodriguez stated he will be attending the symposium with the Madera Realtor's Association tomorrow.

Council Member Oliver had nothing to report.

Mayor Medellin reported had nothing to report.

8. CLOSED SESSION

There were no items for this section.

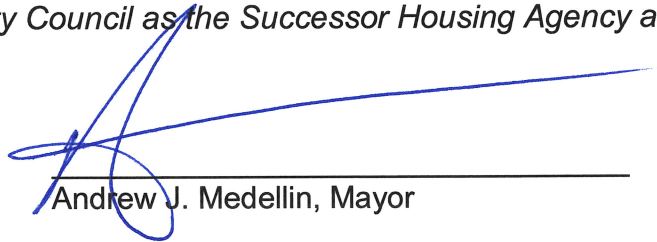
9. ADJOURNMENT

Mayor Medellin adjourned the Joint Special Meeting of the Madera City Council, Regular Meeting of the Madera City Council as the Successor Agency to the former Madera Redevelopment Agency, and Special Meeting of the Madera City Council as the Successor Housing Agency at 6:50 p.m.



Claudia Mendoza, Recording Secretary

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Andrew J. Medellin, Mayor